



Implementation

Preface

The Master Plan serves as the framework around which future land use decisions are based. The Plan's implementation must be directed by Smart Growth principles, growth management tools, Zoning Ordinance and Subdivision Regulations, Design Guidelines, and other ordinances and regulations. The Smart Growth Principles include revitalizing existing communities, producing efficient compact forms of development, facilitating mixtures of community-based land uses, accommodating infill development, creating close knit neighborhoods, encouraging centrally located and pedestrian accessible transportation, and providing a wide range of housing types.

Comprehensive Zoning, and Zoning, Text Amendments

The primary way to implement the Master Plan is through comprehensive rezoning and zoning text amendments. Currently, some zoning classifications exist but are not being utilized anywhere within the City limits. In addition, changes have occurred since the last major rewrite of the Plan suggesting that changes in the Zoning Ordinance may need to be made.

At this time no major changes are recommended for zoning within Brunswick. The only option that is desired would be the use of Overlay Options within the City Boundaries. As the City continues to grow, it will become necessary to create a better identity for Brunswick. By preserving the Downtown Commercial Core, and allowing for additional development in areas that are appropriate, this goal will be accomplished. Additionally, Overlay development may be necessary in other areas of the town as future growth may create pressures on properties to conform to uses, which at present are not allowable under current zoning regulations.

The Overlay options would be used in the downtown to allow multiple uses on lots. Examples of this would be like those seen in older downtowns where the first floor is retail while the upper floors allow for apartment housing. This could also be used to allow businesses in uses that are currently used for housing. By making these allowances, it will be possible to preserve the character of the downtown while still creating additional employment areas.

Annexation

The Plan includes land use recommendations for areas located outside the City's current boundaries. This Plan proposes that these growth boundaries be re-examined to determine their feasibility, and also to propose possible future annexation. Through the annexation process, a City zoning category will be assigned to the property; the zoning should be consistent with the Plan recommendations. Plan proposals for community facilities to be located and/or serve on the annexed property will also be implemented through the annexation process. As development of annexed properties occurs, the Plan's

recommendations for new road alignments and road improvements will also be implemented.

Development Review Process

The Development Review Process is another means by which the Master Plan recommendations will be implemented. Subdivision plats and site plans are reviewed by several agencies, including the Frederick County Division of Planning, the Frederick County Public Works Division, the Frederick County Division of Permitting and Development Review, the County Health Department, the Maryland State Highway Administration, the Soil Conservation Service, City Public Works Department, City Waste Water Department, City Water Department, and City Development Review Planner. The City Engineer also reviews and forwards revisions for subdivision plats and site plans.

The Development Review Process provides for the identification and protection of environmentally sensitive areas, such as floodplains, wetlands, steep slopes, and woodlands. Mitigation measures against any disturbance to these areas can also be required. Developers are also required to comply with Storm Water Management and Erosion and Sediment Control requirements.

Infrastructure improvements are also often required as part of the development process. The extension of water and sewer lines, and the construction of roads, curbs, gutters, and sidewalks may be required. Developers of larger projects are required to contribute to the upgrade of sewage or water treatment facilities and/or make off-site road improvements and/or water and sanitary sewer infrastructure. This is identified in the Adequate Public Facilities Ordinance.

Interjurisdictional Coordination

Implementation of the recommendations of this Plan will require cooperative effort of several levels of government. Coordination is especially important between Frederick County and Brunswick, as the County updates the Brunswick Region Plan. The Brunswick Master Plan recommendations, particularly the proposed annexation limits, land use, transportation and community facilities recommendations for areas currently outside the City limits, should be incorporated into the County's Brunswick Region Plan. Coordination between the City and County is also required in the provision of services and facilities, and in developing zoning, Forest Resource Ordinance, and other regulations, related to areas directly outside of the City limits or that the County provides administrative and enforcement review.

Interjurisdictional coordination between the City of Brunswick and the State of Maryland is also important in implementing the recommendations of this Plan. State environmental regulations apply to areas such as wetlands, air quality, and water quality. Coordination with the State is particularly important in the planning, design, and construction of community facilities, such as water and sewage treatment plans. Coordination with the

Maryland State Highway Administration with regard to improvements and alignment of changes to State roads is also necessary.

Priorities for Action

Contained within this Plan are a number of Goals, Objectives, and Policies for further studies and actions, which will serve to implement the Plan. Goals, Objectives, and Policies are stated for the following elements:

Environment and Sensitive Areas

On Page: 28

Land Use

On Page: 40

Transportation

On Page: 52

Municipal Growth

On Page: 54

Water Resources

On Page: 55

Workforce Housing

On Page: 56

Community Facilities

On Page: 72

